091.0	0004	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	696,400 / 696,400
					USE VALUE:	696,400 / 696,400
					ASSESSED:	696,400 / 696,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
192		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EPSTEIN DAVID A/NANCY E
Owner 2:	
Owner 3:	
Street 1:	192 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CASEY CELINE M -
Owner 2:	-
Street 1:	192 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,915 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4915.000	296,200	3,000	397,200	696,400
Total Card	0.113	296,200	3,000	397,200	696,400
Total Parcel	0.113	296,200	3,000	397,200	696,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.39 | /Parcel: 453.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58831

GIS Ref

GIS Ref

Insp Date 11/27/18

!7420!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	296,200	3000	4,915.	397,200	696,400	696,400	Year End Roll	12/18/2019
2019	101	FV	234,600	3000	4,915.	402,900	640,500	640,500	Year End Roll	1/3/2019
2018	101	FV	234,600	3000	4,915.	300,700	538,300	538,300	Year End Roll	12/20/2017
2017	101	FV	234,600	3000	4,915.	272,400	510,000	510,000	Year End Roll	1/3/2017
2016	101	FV	234,600	3000	4,915.	261,000	498,600	498,600	Year End	1/4/2016
2015	101	FV	221,300	3000	4,915.	221,300	445,600	445,600	Year End Roll	12/11/2014
2014	101	FV	221,300	3000	4,915.	210,000	434,300	434,300	Year End Roll	12/16/2013
2013	101	FV	221,300	3000	4,915.	199,700	424,000	424,000		12/13/2012

PRINT

Date	Time
12/10/20	22:03:35

LAST REV

Date	Time
06/26/19	08:45:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7420

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASEY CELINE M	43054-434		6/15/2004		471,000	No	No		
	8597-259		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/12/2009	Measured	336	PATRIOT
9/12/2004	MLS	MM	Mary M
11/13/2000	Hearing Chag	264	PATRIOT
3/27/2000	Inspected	276	PATRIOT
1/26/2000	Measured	163	PATRIOT
8/6/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58831
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4915		Sq. Ft.	Site		0	70.	1.15	5									397,216						397,200	

Total AC/HA:	0.11283	Total SF/SM:	4915	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 397,216	Spl Credit	Total: 397,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.98980200
Adj $ / SQ:	164.999
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363899
Depreciation:	67685
Depreciated Total:	296213

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

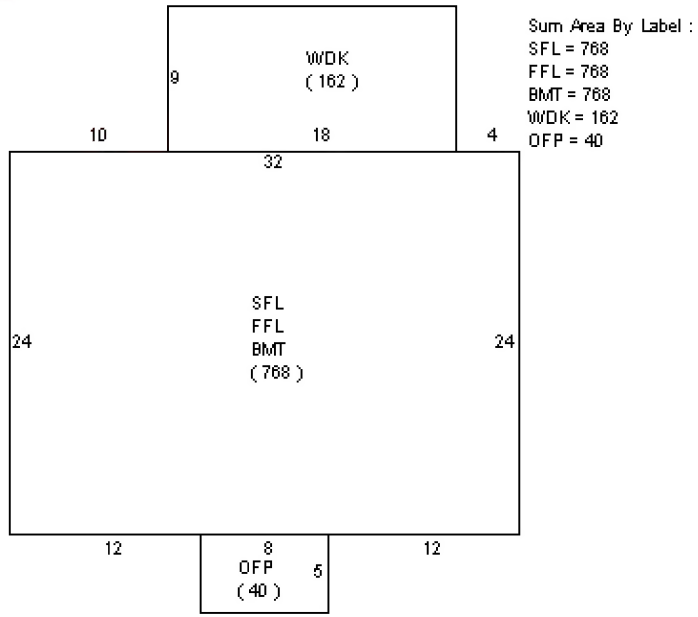
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.00
Special Features:	0	Val/Su Net:	118.20
Final Total:	296200	Val/Su SzAd	192.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	49.500	38,016
FFL	First Floor	768	165.000	126,719
SFL	Second Floor	768	165.000	126,719
WDK	Deck	162	12.050	1,952
OFP	Open Porch	40	43.550	1,742

Net Sketched Area:	2,506			Total:	295,148
Size Ad	1536	Gross Are	2506	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	FR	1927	25.42	T	50	101			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000